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MINUTES OF THE REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

December 11, 2008

6:00 P.M.

The Regular Meeting of the Chula Vista Redevelopment Corporation was called to order at 6:03 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

CVRC ROLL CALL

PRESENT: Directors: Desrochers, Reyes, Salas and Chair Lewis

ABSENT: Directors: Munoz, Paul, and Rooney

ALSO PRESENT: Interim Executive Director/Interim City Manager Tulloch, Deputy City Attorney Shirey, Redevelopment & Housing Assistant Director Crockett, Planning and Building Director Halbert, Development Planning Manager Ladiana, Senior Planner Walker, Senior Planner Tapia, Associate Planner Zumwalt, Environmental Services Program Manager France, Principal Project Coordinator Lee, Executive Assistant to the City Manager Peoples, Senior Administrative Secretary Fields

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Staff Recommendation: Approve the minutes of the Regular Meeting of November 13, 2008.

ACTION: Director Desrochers moved approval of the Consent Calendar. Director Reyes seconded the motion and it carried unanimously with Directors Munoz, Paul and Rooney absent.

PUBLIC COMMENTS

There were none.

INTRODUCTION

2. GARY HALBERT, NEW PLANNING & BUILDING DIRECTOR

Interim Executive Director Tulloch introduced new Planning & Building Director Halbert and spoke briefly on his work experience and background.

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PUBLIC HEARINGS

Chair Lewis announced that Item 5 was legally noticed as a public hearing, but inadvertently listed on the agenda as an action item.

3. TOMRA PACIFIC, INC. REPLANET RECYCLING CENTER (PCC-08-020)

Public hearing to consider an application for a conditional use permit for a small recycling buy-back center in the Sav-a-Lot parking lot located at 1315 Third Avenue in the Southwest Redevelopment Area. This item was continued from the meeting of November 13, 2008.

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Development Planning Manager Ladiana introduced the item, and Senior Planner Walker presented the staff report and responded to questions.

Chair Lewis opened the public hearing.

The following people were present wishing to speak:

Maurico Chamat, Chula Vista resident representing Villa Tempra Homeowners Association, comprised of 36 residential units, spoke in opposition to the proposed CUP and presented a petition in opposition signed by 39 people.

Theresa Accero, Chula Vista resident spoke in opposition to the proposed CUP.

Colleen, Chula Vista resident, spoke in opposition to the proposed CUP and presented petitions signed by 56 people.

Frank Kamorro, representing Tomra Pacific, Inc. Replanet Recycling Center spoke in support of the proposed CUP and presented a brief video taken at the site featuring several Chula Vista residents speaking in support of the Center.

Clando Brownlee, resident of National City, representing UNYRG – a youth recycling fundraising organization spoke in support of the proposed CUP.

Enrique Santabalbine, Chula Vista resident, spoke in support of the proposed CUP and was one of the local residents featured in the video.

Jose Felix Garcag, Chula Vista resident, spoke in support of the proposed CUP.

Maria Garcia, Chula Vista resident, spoke in support of the proposed CUP.

Chair Lewis closed the public hearing.

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ACTION: Director Salas moved to adopt CVRC Resolution No. 2008-007, heading read, text waived:

CVRC RESOLUTION NO. 2008-007, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION DENYING CONDITIONAL USE PERMIT (PCC-08-020), TO OPERATE A SMALL REPLANET RECYCLING BUY BACK CENTER LOCATED AT 1315 THIRD AVENUE IN THE CITY OF CHULA VISTA

Director Reyes seconded the motion and it carried unanimously with Directors Munoz, Paul and Rooney absent.

4. MOSSY NISSAN

Public hearing to consider a request for approval of a Design Review application to permit new commercial construction of a 31,796 sq. ft. Mossy Nissan auto sales and service building located at the northeast corner of the intersection of Main Street and Auto Park Avenue.

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Development Planning Manager Ladiana introduced the item, and Associate Planner Zumwalt presented the staff report and responded to questions.

Chair Lewis opened the public hearing.

Darrold Davis of CCBG Architects Inc., architect for the applicant, responded to questions of the Board.

There being no others present wishing to speak; Chair Lewis closed the public hearing.

ACTION: Director Desrochers moved to adopt CVRC Resolution No. 2008-008 heading read, text waived:

CVRC RESOLUTION NO. 2008-008, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING A DESIGN REVIEW PERMIT (DRC-08-019), TO ALLOW THE CONSTRUCTION OF A 31,796 SQ. FT. AUTO DEALERSHIP LOCATED AT THE INTERSECTION OF MAIN STREET AND AUTO PARK AVENUE AND AN AUTO STORAGE LOT LOCATED ON AUTO PARK PLACE IN THE CITY OF CHULA VISTA

Director Salas seconded the motion and it carried unanimously with Directors Munoz, Paul and Rooney absent.

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ACTION ITEMS

Chair Lewis, once again stated that Item 5 was a legally noticed public hearing that had inadvertently been listed on the agenda as an action item.

5. VASQUEZ INDUSTRIAL BUILDING (DRC-0702M)

Proposed modifications to the exterior elevations of the previously approved multi-tenant industrial building.

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Development Planning Manager Ladiana introduced the item, and Senior Planner Tapia presented the staff report and responded to questions.

The following people were present wishing to speak:

Theresa Accero, Chula Vista resident representing the Southwest Chula Vista Civic Association, spoke in support of the project.

The architect representing the Vasquez family responded to the Board's questions regarding the process the Vasquez family had gone through and the amount of time and costs incurred.

Chair Lewis appointed a subcommittee of Directors Desrochers and Reyes to work with staff and the Vasquez family and their architect to get the project done, and to bring a report back after the first of the year.

Chair Lewis closed the public hearing.

ACTION: Director Desrochers moved to adopt CVRC Resolution No. 2008-009 heading read, text waived:

CVRC RESOLUTION NO. 2008-009, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-0702M) REQUESTING EXTERIOR MODIFICATIONS TO A PREVIOUSLY APPROVED 24,585-SQUARE FOOT INDUSTRIAL BUILDING AT 144 27TH STREET IN THE CITY OF CHULA VISTA

Director Salas seconded the motion and it carried unanimously, with Directors Munoz, Paul and Rooney absent.

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6. CHIEF EXECUTIVE OFFICER'S REPORTS

Interim Chief Executive Officer Tulloch reported that the City Council had selected Jim Sandoval as the new City Manager, so this would be his last meeting with the CVRC. He then stated that he had had the opportunity to observe the Board members in several capacities since coming to Chula Vista and that he had been continually impressed with the depth and breath of their experience and dedication to Chula Vista and its development. He then wished them well and thanked them for everything they do for the City and expressed his hope that they would be given even more opportunity to do the kinds of things that they want to do for Chula Vista.

7. CHAIRMAN'S REPORTS

Chair Lewis wished everyone a happy holiday season.

8. DIRECTORS' COMMENTS

Director Salas stated that he had spoken with the Director of the City of San Diego Redevelopment Agency regarding tax increment funding for low and mod housing, and the possibility to extend from the 20 years out to 40 years. There may be hope of extending the tax increments to create a funding stream to be used for low mod housing.

Director Desrochers proposed a workshop be held in the next month or so on the Bayfront to include the CVRC, City staff, and the Port District. Interim Chief Executive Officer Tulloch stated that a number of things were being done to keep moving forward on a bayfront development, and he will pass this interest on to City Manager Sandoval.

Director Desrochers inquired of Redevelopment and Housing Assistant Director Crockett, as to the effects of the budget cuts on his department, noting that he would hate to see the City combine Redevelopment & Housing with General Fund so as not to weaken the department.

Interim Chief Executive Officer Tulloch provided a brief overview of the estimated City budget shortfalls, noting that people were asking about the loan between the RDA and the General Fund and whether there was a way that the RDA could somehow repay part of it back.

Director Salas offered assistance from the CVRC Directors to assist staff in whatever way needed.

ADJOURNMENT

At 7:53 p.m., Chair Lewis adjourned the meeting to the Regular Meeting of January 8, 2009 at 6:00 p.m. and noted that the December 25, 2008 meeting had been cancelled.

Eric Crockett, Secretary

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